104.0	0004	0004.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,327,700	/	1,327,700
USE VALUE:	1,327,700	/	1,327,700
ASSESSED:	1,327,700	/	1,327,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
322		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROSE FRANCIS J JR/ELIZABETH
Owner 2:	
Owner 3:	
Street 1:	322 RIDGE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MILGRAM JEROME H -
Owner 2:	-
Street 1:	322 RIDGE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .202 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2005, having primarily Clapboard Exterior and 3566 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8800.000	848,900		478,800	1,327,700
Total Card	0.202	848,900		478,800	1,327,700
Total Parcel	0.202	848,900		478,800	1,327,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 372.32 /Parcel: 372.32

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 67064

GIS Ref

GIS Ref

Insp Date 10/02/18

!8283!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 104.0-0004-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	848,900	0	8,800.	478,800	1,327,700		Year end	12/23/2021
2021	101	FV	823,300	0	8,800.	478,800	1,302,100		Year End Roll	12/10/2020
2020	101	FV	823,400	0	8,800.	478,800	1,302,200	1,302,200	Year End Roll	12/18/2019
2019	101	FV	634,000	0	8,800.	478,800	1,112,800	1,112,800	Year End Roll	1/3/2019
2018	101	FV	634,000	0	8,800.	410,400	1,044,400	1,044,400	Year End Roll	12/20/2017
2017	101	FV	634,000	0	8,800.	383,000	1,017,000	1,017,000	Year End Roll	1/3/2017
2016	101	FV	634,000	0	8,800.	328,300	962,300	962,300	Year End	1/4/2016
2015	101	FV	620,100	0	8,800.	294,100	914,200	914,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:03:35

LAST REV

Date	Time
02/05/19	12:08:53
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8283

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MILGRAM JEROME	1239-166		7/16/2001		318,000	No	No		
	14724-56		9/1/1982		75,000	No	No		Y

USER DEFINED

Prior Id # 1:	67064
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/22/2004	1038	New Buil	230,000	C		G6	GR FY06	2 STY COL, ATTIC
9/15/2004	871	Demoliti						demo single family
6/27/2004	925	Foundati	30,000	C		G6	GR FY06	NEW SF HOUSE
10/8/1998	707	Manual	2,300					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
10/2/2018	MEAS&NOTICE	BS	Barbara S
6/15/2009	Info At Door	189	PATRIOT
1/26/2006	Inspected	BR	B Rossignol
1/19/2005	Permit Visit	BR	B Rossignol
1/11/2005	Fieldrev-Chg	BR	B Rossignol
4/11/2000	Inspected	264	PATRIOT
11/10/1999	Mailer Sent		
10/25/1999	Measured	264	PATRIOT
9/7/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8800		Sq. Ft.	Site		0	70.	0.78	4									478,798						478,800	

Total AC/HA:	0.20202	Total SF/SM:	8800	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	478,798	Spl Credit		Total:	478,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	2005	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	1.3	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1.3	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.94444752
Const Adj.:	0.99495000
Adj $ / SQ:	122.158
Other Features:	125250
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	860073
Depreciation:	11181
Depreciated Total:	848892

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

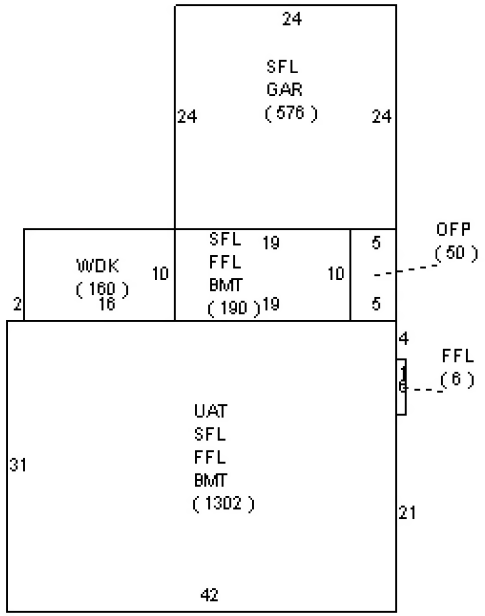
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	162.47
Special Features:	0	Val/Su Net:	137.59
Final Total:	848900	Val/Su SzAd	238.05

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	2,068	122.160	252,623
FFL	First Floor	1,498	122.160	182,993
BMT	Basement	1,492	36.650	54,678
GAR	Garage	576	19.240	11,084
UAT	Upper Attic	326	48.860	15,905
WDK	Deck	160	12.190	1,950
OFP	Open Porch	50	43.780	2,189

	Net Sketched Area:	6,170	Total:	521,422	
Size Ad	3566	Gross Area	7146	FinArea	3566

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

104.0-0004-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	